

CITY OF NORTH BEND
CITY COUNCIL
SPECIAL WORKSTUDY NOTES
October 25, 2016 – 7:00 p.m.
Mt Si Senior Center, 411 Main Ave. S., North Bend, WA

Mayor Pro Tem Loudenback called the meeting to order at 7:00 p.m.

Staff Present: Mayor Ken Hearing, City Administrator Londi Lindell, Public Works Director Mark Rigos, Community & Economic Development Director Gina Estep and Records Coordinator Kym Smith.

City Administrator Ms. Lindell introduced Mr. Harris, Principal of TCA Architecture. Mr. Harris gave an in-depth City Hall Design presentation entitled “A place where the past, present and future come together”, which contained graphic images, facts, figures, and a construction timeline. The presentation included designs for both one and two story City Hall possibilities.

One story / 12,450 SF	Two Story / 13,900 SF
\$4,330,000 for building costs	\$4,670,000 for building costs
\$1,200,000 for site costs	\$1,200,000 for site costs
<u>\$5,553,000 Total</u>	<u>\$5,870,000 Total</u>

He explained City Hall would include Council Chambers, community meeting room, lobby and a separate secured working space for staff. The exterior will be wood with a metal roof and feature lots of windows.

North Bend City Council Workstudy Minutes – October 25, 2016 1

City Hall Design Presentations / Frank Lawhead of Lawhead Architects

Ms. Lindell introduced Mr. Lawhead, Principal of Lawhead Architects. Mr. Lawhead provided a presentation which included a detailed power point including facts, figures and a building model for a new City Hall, which included design examples for a one and two story model.

Mr. Lawhead noted recent projects he had completed including a 30,000-square foot Public Administration building for Clallam County PUD #1 and a 13,000-square foot Administration building for Snohomish PUD.

He explained the new City Hall site would provide a strong connection to both North Bend Way and Cedar Falls by having two formal entrances at both locations connected by a central spine down the building with the more formal entrance and parking area off the Cedar Falls Way entrance. Mr. Lawhead described a large Mt. Si Porch extending into the ravine and trees and providing a trail connection to the Tanner Bike Trail. The Cedar Falls entrance would also feature a native path and a pocket park. Mr. Lawhead commented that using natural materials such as stone, masonry as a base, and wood siding for the facility represented North Bend's richness and community values.

He noted the design would feature spaces that were multipurpose, such as the Council Chambers. The large doors located in the Chambers would open up into the lobby thus expanding the community gathering space. Staff areas would be centralized allowing increased connectivity among the departments.

Mr. Lawhead went on to explain that he was confident this building could be constructed for approximately \$300 a square foot and stated that he had experience designing other structures which have been constructed within this price range.

Mr. Lawhead concluded by answering questions from Mayor and Councilmembers which concerned site factor determination, how to bring downtown and the new City Hall together (e.g. connecting city hall trail to the Tanner Bike Trail) , building costs, soft costs, cost difference between the one and two story designs, and incorporating solar technology.

After both presentations were completed, Ms. Lindell reminded Council that no decision was to be made tonight regarding an Architect for the new City Hall but that additional public open houses were set to occur during the first two weeks of November and staff would be returning to Council on November 15th with a report on public comments at which time Council could select an architect to move forward with for the next stage of design.

Council Communication & Mini Retreat / Councilmembers Rosen & Volken

Councilmember Volken and Rosen informed fellow Councilmembers that they would like to draft a letter to the community (as a whole Council) regarding how growth management works.

Councilmember Volken noted during his campaigning that several citizens expressed a desire for better City communications and concerns about the growth of our community.

After Council discussion, the consensus was for all Councilmembers to review the draft letter provided and bring back their changes and vision for Growth Management to a Special Council Workstudy on November 15th.

ADJOURNMENT:

The meeting adjourned at 9:56 p.m.

ATTEST:

Ross Loudenback, Mayor Pro Tem

Kym Smith, Records Coordinator